146.0	0003	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	979,400 /	979,400
					USE VALUE:	979,400 /	979,400
					ASSESSED:	979,400 /	979,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		HILLCREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KUPER RON I & MAUREEN E/TRS	
Owner 2:	33 HILLCREST ST NOMINEE REALTY	
Owner 3:	TRUST	
Street 1:	33 HILLCREST STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	KUPER RON & MAUREEN -
Owner 2:	-
Street 1:	33 HILLCREST STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,490 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 2138 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6490.000	486,800	800	491,800	979,400
Total Card	0.149	486,800	800	491,800	979,400
Total Parcel	0.149	486,800	800	491,800	979,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.09 | /Parcel: 458.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	95925
GIS Ref	
GIS Ref	
Insp Date	05/22/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	486,700	800	6,490.	491,800	979,300	979,300	Year End Roll	12/18/2019
2019	101	FV	352,500	800	6,490.	461,000	814,300	814,300	Year End Roll	1/3/2019
2018	101	FV	365,200	0	6,490.	381,100	746,300	746,300	Year End Roll	12/20/2017
2017	101	FV	365,200	0	6,490.	350,400	715,600	715,600	Year End Roll	1/3/2017
2016	101	FV	365,200	0	6,490.	319,600	684,800	684,800	Year End	1/4/2016
2015	101	FV	350,800	0	6,490.	313,500	664,300	664,300	Year End Roll	12/11/2014
2014	101	FV	350,800	0	6,490.	291,400	642,200	642,200	Year End Roll	12/16/2013
2013	101	FV	350,800	0	6,490.	277,200	628,000	628,000		12/13/2012

!11422!

PRINT

Date	Time
12/11/20	01:35:43

LAST REV

Date	Time
06/18/18	13:47:55
apro	
11422	

USER DEFINED

Prior Id # 1:	95925
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KUPER RON & MAU	66778-158		2/9/2016	Convenience	99	No	No		
WELLS ROBERT C/	30559-381		8/18/1999		391,500	No	No		
WELLS ROBERT C	27355-381		6/3/1997		10	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/15/2011	1502	Manual	855					insulation
2/11/2009	88	Redo Bat	9,000					
11/3/2004	1056	New Wind	1,356			G6	GR FY06	4 REPL WNDWS
4/17/2003	300	Addition	54,000					6X12

ACTIVITY INFORMATION

Date	Result	By	Name
5/22/2018	Inspected	CC	Chris C
4/26/2018	MEAS&NOTICE	BS	Barbara S
1/29/2009	Entry Denied	372	PATRIOT
4/28/2000	Inspected	201	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	163	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6490		Sq. Ft.	Site		0	80.	0.95	9									491,760						491,800	

Total AC/HA:	0.14899	Total SF/SM:	6490	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	491,760	Spl Credit		Total:	491,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	2 - Good		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.14111316
Const Adj.:	1.14905238
Adj $ / SQ:	177.012
Other Features:	114100
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	598073
Depreciation:	111242
Depreciated Total:	486831

COMMENTS

OF=BMT SINK AND EX SINK IN FBATH.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 4				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

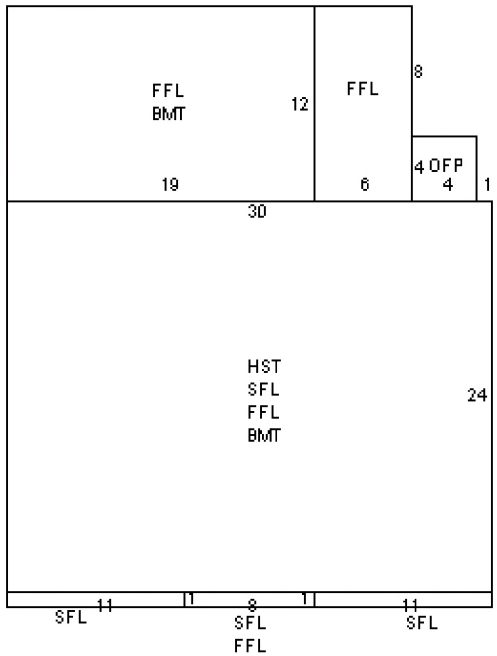
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	194.71
Special Features:	0	Val/Su Net:	156.93
Final Total:	486800	Val/Su SzAd	227.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,028	177.010	181,968
BMT	Basement	948	53.100	50,342
SFL	Second Floor	750	177.010	132,759
HST	Half Story	360	177.010	63,724
OFP	Open Porch	16	50.560	809
	Net Sketched Area:	3,102	Total:	429,602
Size Ad	2138	Gross Are	3462	FinArea 2138

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 146.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	13X16	A	AV	2015	4.05	T	5	101			800			800

More: N | Total Yard Items: 800 | Total Special Featues: | Total: 800